



WEST ILLINOIS

It's happening.





**UP TO 120,000 SF
CONTIGUOUS
SPACE IN IDEAL
RIVER NORTH
LOCATION**

111 W Illinois is back and positioned to welcome new tenants into an inspirational, boutique building. This unique, single tenant opportunity is perfect for tenants looking to establish roots in the heart of River North.



DELIVERING ACCESS

Ideally located at LaSalle and Illinois, this boutique building offers exceptional access, visibility and expansive Chicago skyline views.

DELIVERING OPPORTUNITY

Branding Possibilities

The building could be yours. Top of building signage with skyline visibility. Lobby signage for street level exposure. Plus the ability to put in window graphics or other means to promote yourselves and your brand. Let the private ground floor office lobby be an extension of your workplace.

Onsite Amenities

With panoramic city views, take the existing rooftop balcony to the next level of office experience. This unique opportunity offers the flexibility to design which amenity components are most important to your organization.



IDEALLY LOCATED

Location

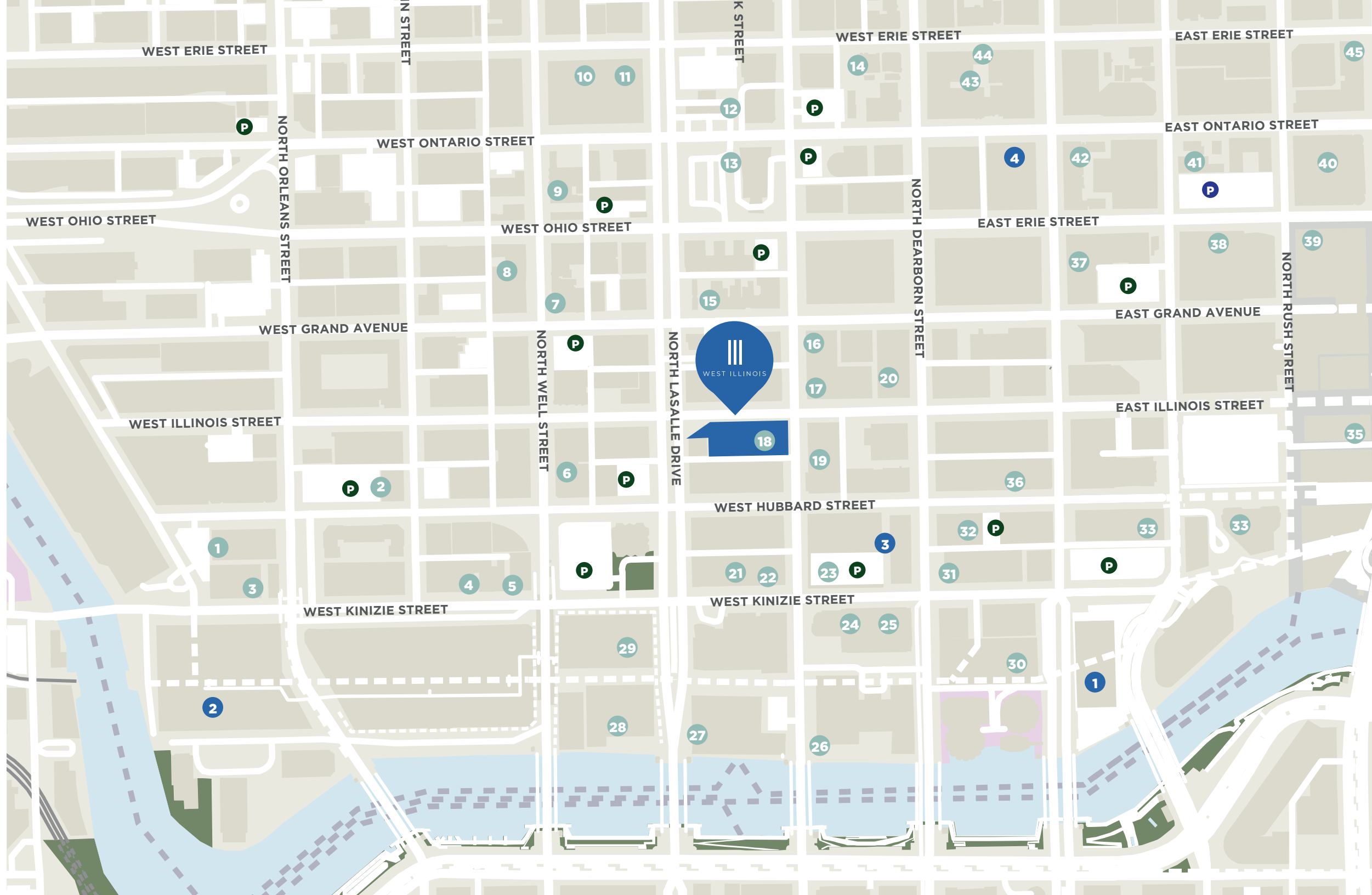
111's vibrant River North location offers superior access to top talent, public transportation, dining, entertainment in the original Work/Live/Play market.

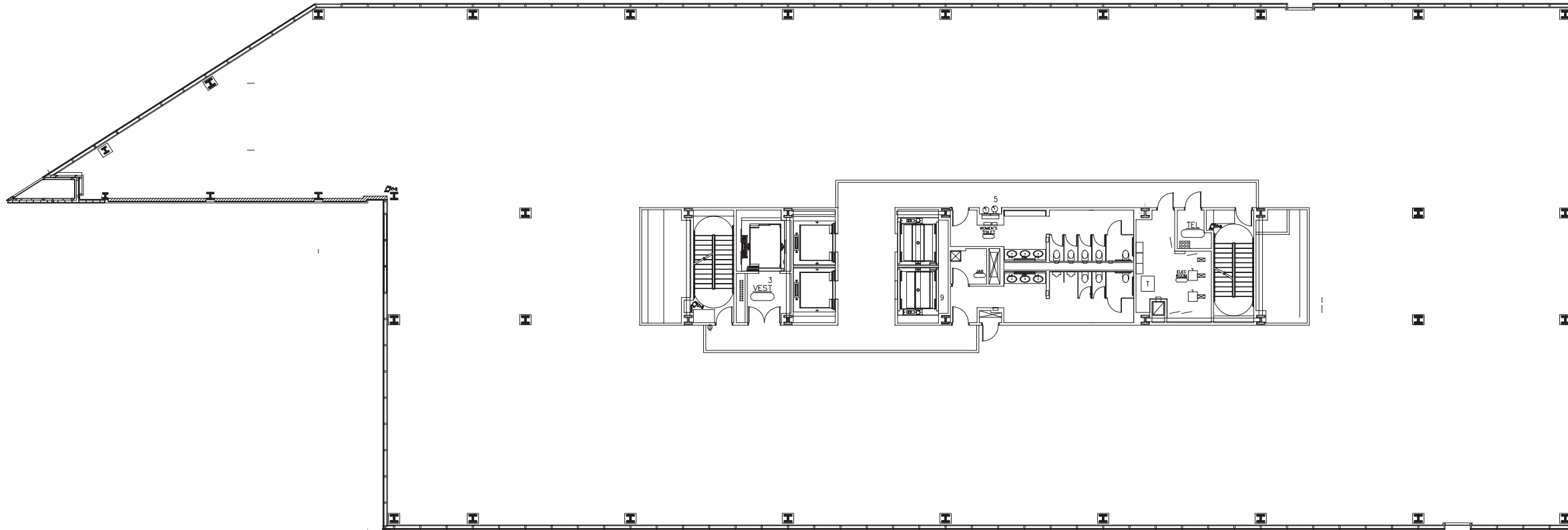
Hotels

- 1 The Langham
- 2 Holiday Inn
- 3 Residence Inn by Marriott
- 4 Embassy Suites by Hilton

Restaurants

- 1 The Hampton Social
- 2 Coco Pazzo
- 3 Subway
- 4 Bavette's Bar & Boeuf
- 5 Kinzie Chophouse
- 6 Lou Malnati's Pizzeria
- 7 GT Fish & Oyster
- 8 Meli Cafe
- 9 Bar Cargo
- 10 Wildfire
- 11 avec River North
- 12 Portillo's Hot Dogs
- 13 McDonald's
- 14 Hard Rock Cafe
- 15 Tanta Chicago
- 16 Beatrix
- 17 Ema
- 18 Roka Akor - Chicago
- 19 Frontera Grill
- 20 RPM Italian
- 21 Mercadito
- 22 The Smith
- 23 RPM Steak
- 24 Barrio
- 25 Siena Tavern
- 26 Pizzeria Portofino
- 27 River Roast
- 28 Chicago Cut Steakhouse
- 29 Freshii
- 30 Yolk - Marina City
- 31 Parlor Pizza Bar
- 32 JoJo's Shake Bar
- 33 Bongiorno's Cucina Pizzeria
- 34 Shaw's Crab House
- 35 The Purple Pig Restaurant
- 36 Vermilion
- 37 Weber Grill Restaurant
- 38 Eataly Chicago
- 39 Harvest
- 40 Grand Lux Cafe
- 41 Steak 48
- 42 Sweetgreen
- 43 Quartino Ristorante
- 44 True Food Kitchen
- 45 Starbucks Reserve





AVAILABLE SPACE

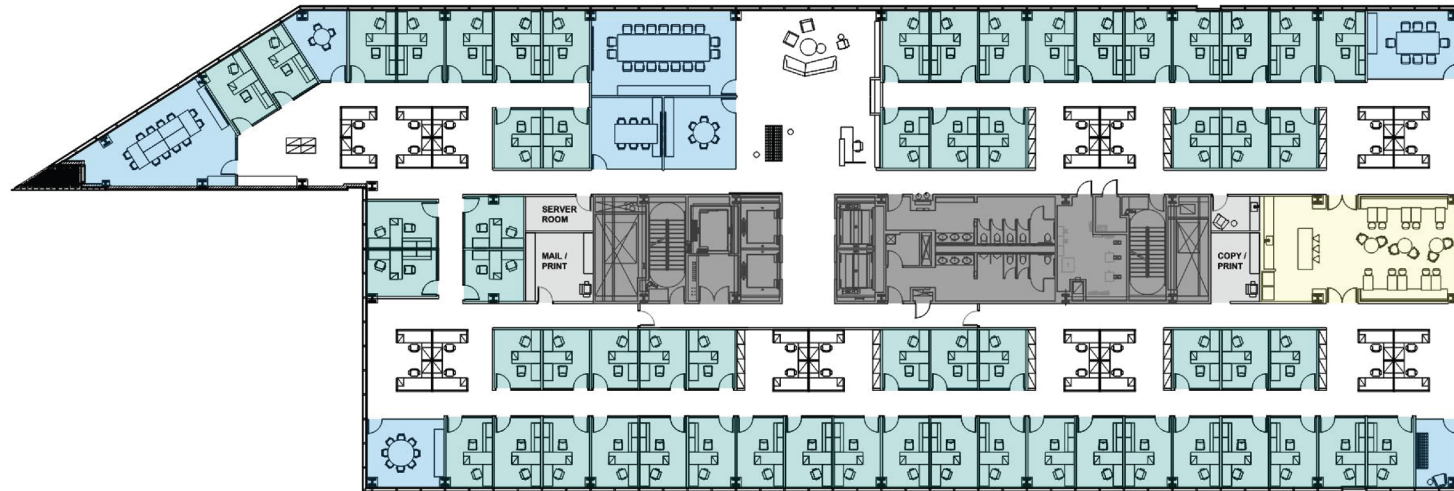
120,000 SF Available June 2023

- Floor 1018,230 SF
- Floor 924,020 SF
- Floor 824,020 SF
- Floor 724,104 SF
- Floor 624,204 SF



TEST FITS

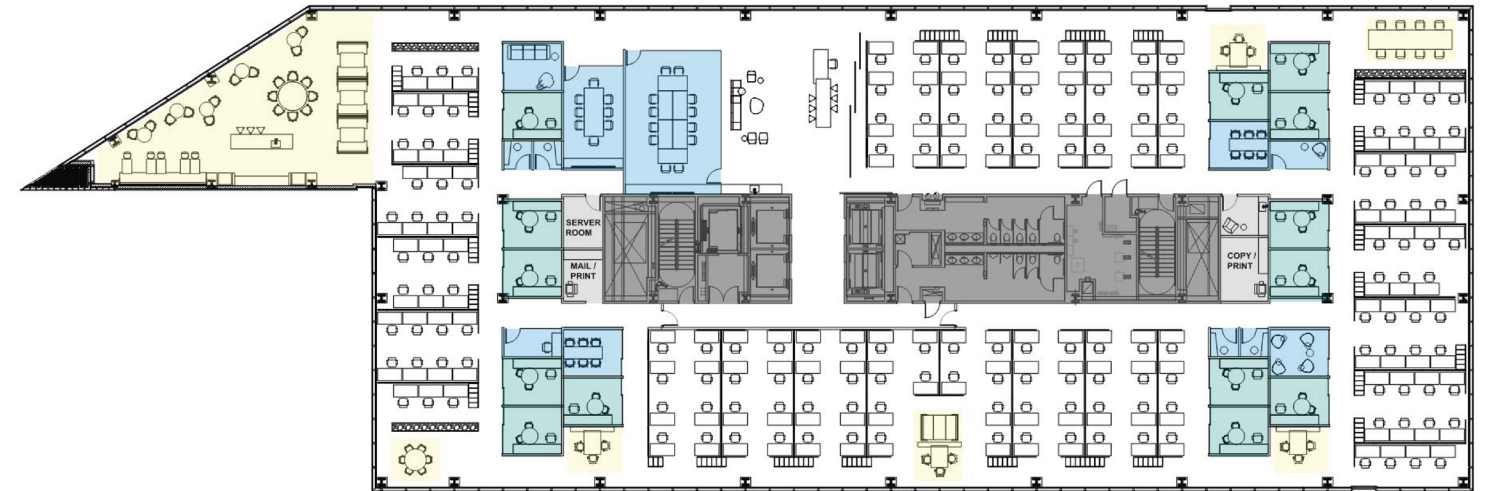
Legal Office Space Example



Perimeter Office.....	39
Interior Office.....	21
Workstations.....	30
Receptionist.....	1

91 SEATS 262 RSF/SEAT

Corporate Office Space Example



Interior Office.....	14
Workstations.....	168
Community Table.....	8
Receptionist.....	1

191 SEATS 125 RSF/SEAT

Sample Furniture Ideas

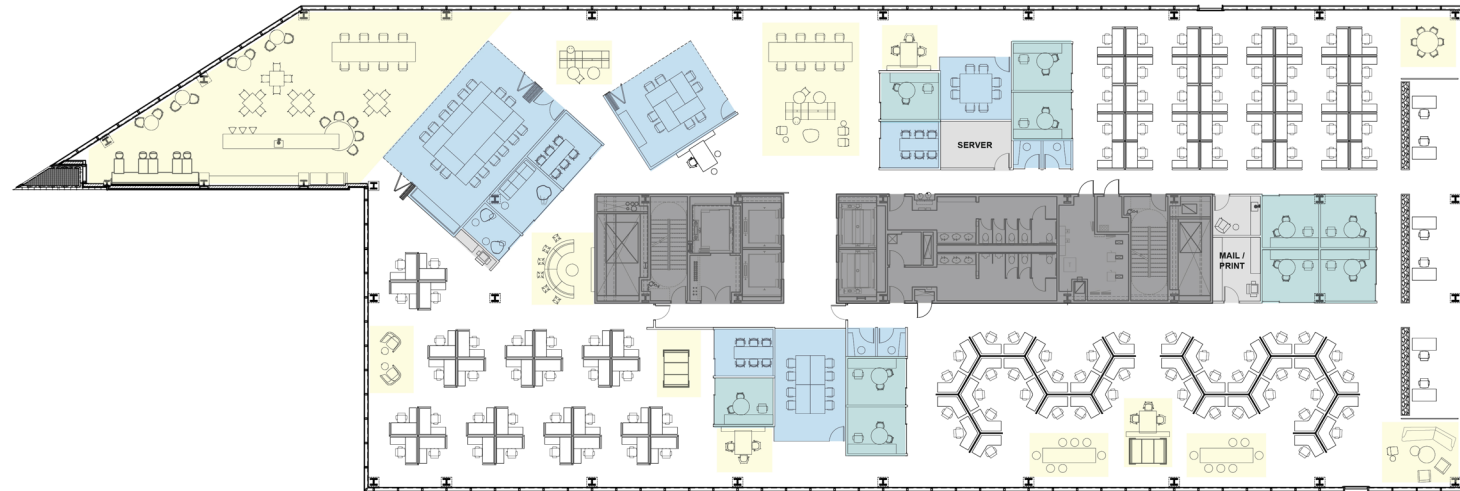


Sample Furniture Ideas



TEST FITS

Creative Space Example



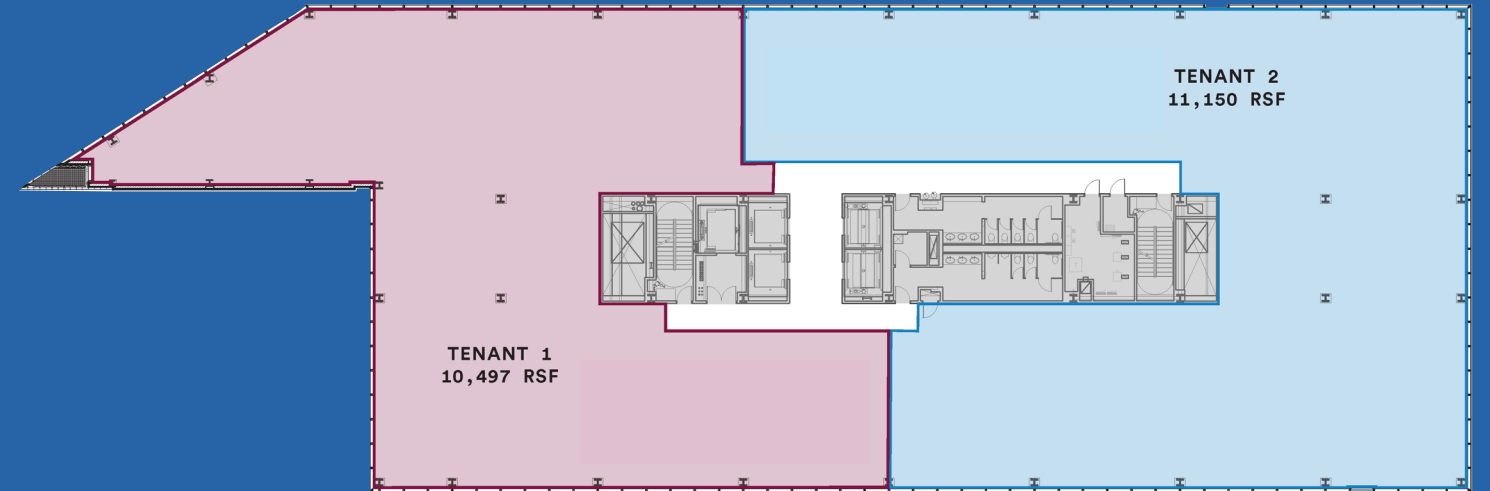
Interior Office	10	147 162	SEATS RSF/SEAT
Workstations	120		
Community Table	16		
Receptionist	1		

Sample Furniture Ideas

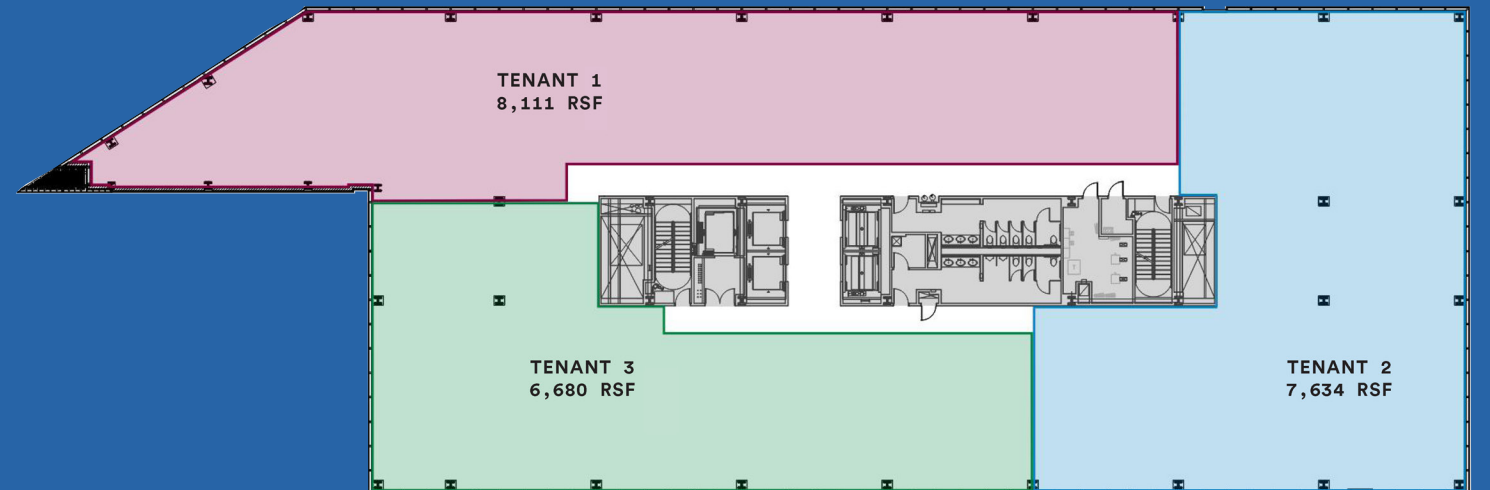


MULTI-TENANT FLOORS

Two Tenants



Three Tenants





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